

**Rochester School Board / Rochester City Council**  
CTE Joint Building Committee Minutes  
January 29, 2018  
Richard Creteau Technology Center, Room T200

**DRAFT**

**Members Present:**

School Board

Mr. Matthew Pappas,  
Chair  
Mr. Matthew Beaulieu  
Mrs. Audrey Stevens  
Mr. Raymond Turner  
Mr. Robert Watson

City Council

Mr. Raymond Varney,  
Vice Chair  
Mr. Thomas Abbott  
Mr. James Gray

**Also Present:**

Mr. Michael Hopkins, Superintendent  
Mrs. Michele Halligan-Foley  
Mr. David Totty  
Mrs. Robin Despina  
Ms. Anne Ketterer  
Mr. Lance Whitehead  
Mr. Carl Dubois  
Guests

**Members Absent:**

Ms. Caroline McCarley,  
Mayor  
Mr. Paul Lynch  
Mr. Geoffrey Hamann  
Mr. Jeremy Hutchinson

The Chair called the meeting to order at 7:00 p.m. with a quorum present. Members participated in the pledge of allegiance.

**Approval of Minutes**

Mr. Varney moved, second by Mr. Watson, the Committee approve the minutes of the December 18, 2017 CTE Joint Building Committee. The motion carried unanimously.

**Update from Lavallo/Brensinger**

**Schedule** - Mr. Whitehead updated the Committee on the Project Schedule and reported that everything is on track and the construction documents should be ready for the March 9<sup>th</sup> deadline. After the completion of the documents, Harvey Construction will begin bidding process.

**Cost Estimate.** The Budget Variance page of the presentation was reviewed in detail. Mr. Whitehead stated that he has been working with Mrs. Halligan-Foley on furniture and equipment requests. The design development budget estimate for furniture and equipment is \$600,000 though the requests total 1.3 million dollars. However, the equipment could be subsidized through the Perkins Grant and donations. Mr. Varney asked if there is a list that could be shared with the Committee. Mr. Whitehead confirmed there was and that he would provide the information. The cost estimate also shows that the site construction is higher than expected. Mr. Whitehead pointed out that even with the variances in line items, the total without Budget Alternatives is at 13.8 million which is right on budget.

**Budget Alternatives** – The list of Budget Alternatives was discussed.

**Alternate 1 (Add)** – Mr. Whitehead explained that the results for moisture testing on the concrete slab floors must come in very dry. If there are any slab moisture issues, a barrier would need to be applied. There is a product that can applied to the slab as a skim coat and can be used to rectify moisture issues on existing slabs as well. Mr. Whitehead clarified that a paper barrier is also used that prevents wicking moisture from beneath the floor and pointed out that this is a different product than what was used at the East Rochester School. A decision on a concrete moisture barrier system will need to be made once the testing results have been received.

**Alternative 2 (Add)** – Early Childhood Center/Small Wonders – This alternative renovates the student classrooms associated with the Early Childhood Center. It changes compartmentalized rooms into a more open space while leaving the preschool play area unchanged. Mr. Gray asked if CDGB funds could be utilized for this project. It is a possibility but would affect the timing of the Early Childhood Center project. This project which would have to be separated from the CTE Renovation Project and would have to be done either before or after the renovation. If it were done separately, the cost could be an estimated \$150,000 and eliminates the 75% state funding.

Mr. Varney moved, second by Mr. Watson, to approve the ADD Alternative 2 for the Early Childhood Center. The motion carried unanimously.

**Alternative 3 (Add)** – Mr. Whitehead explained that once the existing flooring is removed in the identified corridors, a stained concrete finish could be used in lieu of the specified floor finishes. This decision won't have to be made by the JBC until the existing flooring is removed.

**Alternative 4 (Deduct)** The twelve windows in the automotive area currently are operable windows. If the Committee decided to change them from operable to fixed windows, it would save the project close to \$15,000. Questions were asked about the airflow & exhaust. Mr. Whitehead explained that had all been taken into consideration. The windows are above the work area and the ventilation system is designed based on windows being closed. There is one large door in the space that could provide additional ventilation if needed. Ceiling fans were discussed but were not considered to be an option.

There was no motion but all were in favor of changing the operable windows to fixed windows in the automotive area.

**Alternative 5 (Add)** -While no decision is need, Mr. Whitehouse pointed out the Utility back charge of \$39,000.

There were questions concerning the changes in plumbing and HVAC costs on the Budget Variance. Mr. Whitehead explained that initially, the costs were determined using square foot estimates & historical data. Since this renovation needed very little change in plumbing, most of the money went to HVAC. Masonry estimates have increased since it's hard to get the trades and Mr. Dubois reported that the bid estimates have come in higher than expected.

**HVAC Scope Overview** – Mr. Whitehead reported that some decisions had to be made as outlined in the HVAC Scope overview but also stated that the project is on schedule and on budget. Ms. Ketterer reviewed in the HVAC zones as illustrated in page 14 of the presentation. A major change shows three classrooms grouped into one HVAC zone since they are similar in occupant size and exposure. Each classroom has their own thermostat but they run from one unit.

**Interior Design** – Ms. Ketterer shared the interior design slides from the presentation. The color palette, choice of ceiling tiles and flooring was reviewed. The carpet is a short pile which can easily be cleaned. It has the acoustic value of carpet without the cleaning maintenance. A hexagon pattern is evident in the ceiling tiles and on the floor. In the corridors outside classrooms there are integrated digital message boards. These boards can highlight student work and are also networked for the display of district announcements. A unified ceiling will tie the old portions of the building into the new. Mr. Whitehead explained that the fire code for a stair or ramp in the hallways are very different, therefore, he noted, the hallways ramp up very gradually. The Raider House Café will also have digital signage to highlight student work. There is an entrance to both the café and the Holy Rosary Credit Union branch from the student hallway and also a public entrance from the outside of the building. During the hours that the public can enter the café, the student entrance can be locked. It was noted that the porcelain tile used in the entry is used on the stairway to the second floor Student Gallery. The blue color used on the back wall will allow for the display of student artwork and the same carpet will be used in front of the gallery windows. Work is underway to develop a new logo for the center which can be used throughout the building.

Mr. Watson asked about the life expectancy of the carpet. Mr. Whitehead explained that it is Flow Tech flooring and is available in both rolls and tiles. It is categorized as resilient flooring rather than carpet. Mr. Whitehead will request the information on the product and will obtain a sample.

Mr. Pappas pointed out that in the CTE tours completed by some members of the Committee, they saw the same logo displayed throughout the building – in doorways, in display cases, etc. It was unifying for the building. Mrs. Halligan- Foley stated that during February, which is CTE Month, they are having a contest requesting CTE logo designs from students. Only students can design, submit or vote on the designs. Other components of the design were discussed by the committee.

An update on the Gonic School roof repair was given. It is estimated to cost 1.4 million with \$600,000 of the amount approved from the State Infrastructure Fund. The School Board will ask for a supplemental appropriation from the City Council. No significant changes have been reported on the current condition of the Gonic roof trusses.

**Next Meeting** - The next meeting was confirmed for February 19, 2018 at 7:00.

### **Adjournment**

At 8:05, Mrs. Stevens moved, second by Mr. Watson to adjourn. The motion passed unanimously.

Respectfully submitted,

Michael Hopkins  
Board Secretary